

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 11, 2012 (6PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 17+% below budget thru end of last month

Res. Expenditures for last month: all for dry rot repair by Seaview for painting prep

Landscape recommendations & proposals:

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

1. #356 Front door
2. Pool fence – Ok'd by County Health Dept; Bldg permit not needed if 6' or less
3. Exercise Room equipment & cleaning of floor
4. Cleaning service – scope of work/specifications
5. List of dry rot repair for Sea View: prepping for paint - continuous
6. Pagoda lights (261+);
7. Sauna Rm, door, heater
8. Exterior Painting by Affordable \$240,240; started earlier this month with 7610 & 7606
9. Walkway repair
10. Rodent bait box program ending @ end of month; extend? \$250/month
11. Distribution of violation notices / Fine Policy

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

1. Gym treadmill – Lisa
2. Refurbish entrance directory
3. 7630 #340 area by front door
4. Annual review/audit & tax returns by Purdy, CPA
5. Annual Meeting January 10, 2013, at 6PM, at Goleta Valley Com Center
6. Recording liens
7. Other items to be put on next month's agenda (draft of proposed budget)

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 5
- Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting – 11/8/12 @ 6PM at 7610 Hollister, Meeting Rm)

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